

City of Harrington
MINUTES
Planning & Zoning Commission Meeting
December 18, 2014

A meeting of the City of Harrington Planning & Zoning Commission was held at Harrington City Hall, 106 Dorman Street, on December 18, 2014 and was attended by the following: Chairman James Coudriet; Vice Chairman Jeff Rettig; Commissioner William Rogers; William Pepper, City Solicitor; Teresa Tieman, City Manager; and Kelly Blanchies, Clerk of Council.

Also present: Debbie Pfeil, URS, City Planner; Chris Fazio, Remington, Vernick and Beach, City Engineer; Ron Sutton; and Scott Roberts.

Commissioners Elizabeth Brode and Stacey Sizemore were absent.

Chairman Coudriet called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was given.

Preliminary Subdivision Review – The Legacy (formerly known as Fox Meadow Estates)

An application by Ronald H. Sutton Jr. of Civil Engineering Associates LLC on behalf of Mrs. Lucille Adamo, Mr. Richard Wheeler, and Mrs. Lee Wheeler for preliminary subdivision of 389 units (285 townhouse, 60 duplex and 44 single family). The property is zoned R1 (One Family Residential), R2 (Multifamily Residential), R3 (Group Housing Residential), and C1 (Neighborhood Commercial) and is located within the City limits of Harrington. The property is approximately 101.48 acres and is located on the west side of Raughley Hill Road and north of Delaware Avenue. The property is further described as eight separate parcels 6-09-170.02-01-06.00, 01.00, 12.00, 11.00, 10.00, 09.00, 08.00, and 07.00.

The City Solicitor stated that tonight is the second step of a three step process for subdivision approvals. The preliminary subdivision review allows the Planning Commission to grant conditional approval in order to minimize the revisions that might otherwise be necessary at the final subdivision approval stage. Prior to the submission of this matter to the Planning Commission, the City Planner, City Manager, and City Engineer have performed certain gatekeeping functions.

The City Solicitor read Harrington Code § 370-42 B (5):

The Planning Commission shall examine the proposed subdivision with respect to the arrangement of lots, rights-of-way, traffic and vehicular/pedestrian circulation patterns and safety (internal and external),

utilities, drainage, community facilities (existing or proposed), surrounding development (existing or future), the preservation of trees and historic sites, protection of natural environmental features and processes, provision for open space, streetlighting, recreational needs, safety of residents and neighbors, landscaping, architecture, compatibility with City of Harrington building site and design standards, compatibility with the design standards of this chapter as set forth in the City of Harrington Design and Construction Standards and appropriate use of land.

The City Solicitor stated that after the Planning Commission completes its examination, it can approve, approve with conditions, disapprove, or table pending further investigation or receipt of certain additional information. After the Planning Commission takes action, it will go to the City Council for certification. The City Council can take action to approve, approve with conditions, disapprove, or return to the Planning Commission.

The City Solicitor stated that preliminary approval is not final approval. Approval of the preliminary subdivision plan shall constitute conditional approval as to character and intensity but shall not constitute approval of the final plan or authorize sale of lots or construction of buildings nor does the approval of the preliminary subdivision plan result in any document that can be recorded with the Kent County Recorder of Deeds. There is a fair amount of work necessary between preliminary approval and final plan approval, including approvals from outside agencies and submission of completion guarantees for all improvements.

The City Planner stated that there were multiple reviews of the project. The City Planner outlined areas that she had commented on from her review and that the applicant provided responses to, including open space/recreation, lighting, parking, sidewalks, landscaping, bus stop/mailboxes, street names, and elevations. The street names have not been approved by Kent County yet.

The City Planner stated that it is not known who will build this project, and it is not phased. If the builder wants to make any changes, it will come before the Planning Commission.

The City Planner stated that the one contingency that she is asking for is the street addresses being approved by Kent County GIS.

The City Engineer stated that the applicant has complied with requested changes; he has no objections to the preliminary subdivision plans.

The City Solicitor stated that no members of the public are present.

A MOTION was made by Commissioner Rogers, seconded by Vice Chairman Rettig, to approve the preliminary subdivision plan for The Legacy contingent upon approval of the addresses by Kent County. The MOTION passed unanimously.

There being no further business, a MOTION was made by Vice Chairman Rettig, seconded by Commissioner Rogers, to adjourn the Planning & Zoning Commission Meeting. The MOTION passed unanimously, and the meeting adjourned at 6:43 p.m.

Respectfully Submitted,

Kelly Blanchies
Clerk of Council